

VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

12-10-2021
DATE
SUBDIVISION ADMINISTRATOR

THIS SURVEY:

- A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

10-28-21
DATE
SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

10-28-21
DATE
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5781, PAGE 579, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5781, PAGE 579; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 28th DAY OF OCTOBER, A.D. 2021

10-28-21
DATE
SURVEYOR

L - 3990
LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

11-2-2021
DATE
OWNER

Filed in JOHNSTON COUNTY, NC
Filed 12/10/2021 12:55:58 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 95 P: 43

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES

THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES, ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES, UNLESS PRE-APPROVED ACCESS IS PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE 29th DAY OF November 20, 21

COUNTY OF JOHNSTON
BY: Chandra C. Farmer
DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 7821 SQUARE FEET PER LOT

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN _____ SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

12/3/2021
DATE
COUNTY HEALTH OFFICER OR AUTHORIZED REP.

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION, 1900, THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5" EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) GRID TIE BY GPS
- 9) ZONING: AR
- 10) PARENT TRACT DEED DB 5781 PG 579
- 11) PARCEL NO. 07E05050Z

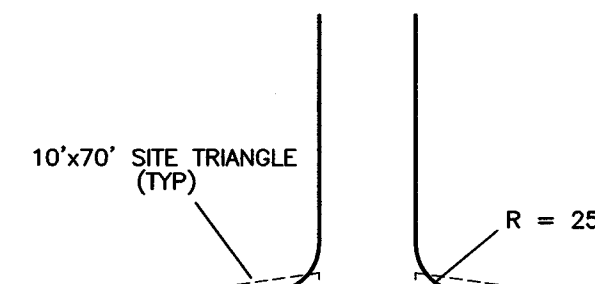
REFERENCES:

- DB 5781 PG 579
- DB 1907 PG 007
- DB 5366 PG 700
- DB 5913 PG 589
- PB 65 PG 458
- PB 92 PG 244

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED
DISTRICT ENGINEER
Nov 8, 2021



ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

TYPICAL INTERSECTION
DETAIL

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT
OF

PERCY PLACE
ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 29, 2021
SHEET 1 OF 3

OWNER: JONES CREEK, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

LEGEND

- I/P IRON PIPE FOUND
- I/PS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PNKS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- T00 STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:
TLS

DRAWN BY:
MIKE

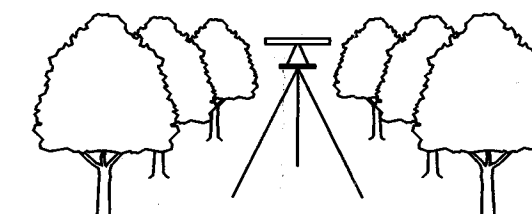
CHECKED BY:
CURK

DRAWING NAME:
PH1RECORD.DWG

SURVEY DATE:
9-15-21

JOB NO.
122.425

TRUE LINE SURVEYING, P.C.

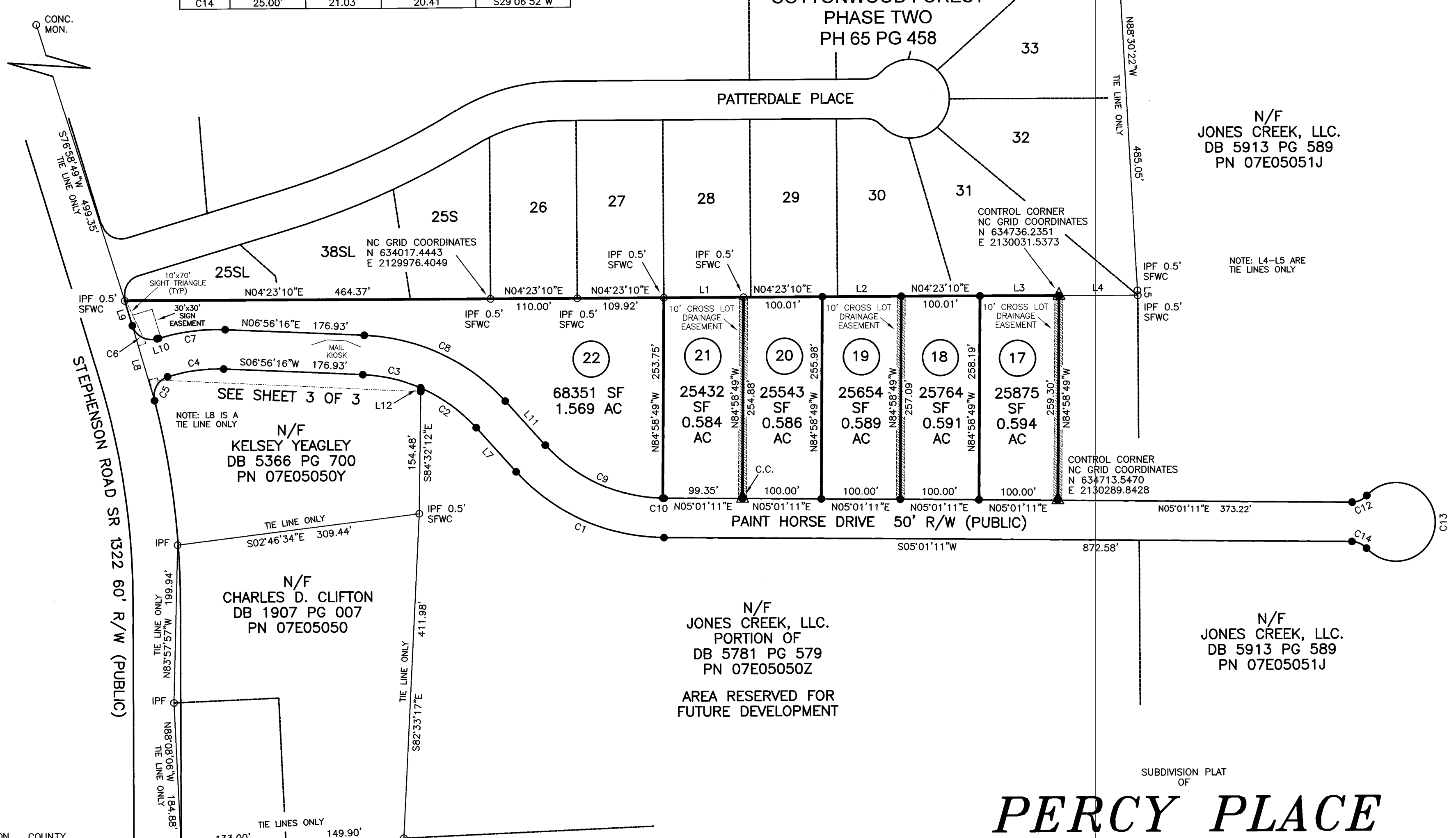


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

LINE	BEARING	DISTANCE
L1	N04°23'10"E	100.01'
L2	N04°23'10"E	100.01'
L3	N04°23'10"E	100.01'
L4	N04°23'10"E	99.97'
L5	N89°09'06"W	6.08'
L6	S84°58'49"E	50.00'
L7	S52°29'27"W	75.39'
L8	S78°14'51"W	98.90'
L9	S77°38'33"W	32.95'
L10	N12°19'53"W	1.95'
L11	N52°29'27"E	75.39'
L12	S85°36'50"E	4.80'
L14	S07°11'38"W	15.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	211.27'	205.28'	S28°45'19"W
C2	205.00'	87.18'	86.52'	S40°18'29"W
C3	205.00'	75.81'	75.38'	S17°31'54"W
C4	205.00'	72.33'	71.96'	S03°10'13"E
C5	25.00'	37.74'	34.26'	S56°31'40"E
C6	25.00'	39.26'	35.35'	N32°39'19"E
C7	255.00'	85.76'	85.36'	N02°41'49"W
C8	255.00'	202.74'	197.44'	N29°42'51"E
C9	205.00'	168.25'	163.57'	N28°58'42"E
C10	205.00'	1.60'	1.60'	N05°14'34"E
C11	1030.00'	27.44'	27.44'	N79°27'35"E
C12	25.00'	21.03'	20.41'	N19°04'31"W
C13	50.00'	241.19'	66.67'	S84°58'49"E
C14	25.00'	21.03'	20.41'	S29°06'52"W

NC GRID NORTH NAD 83/2011



N/F
JONES CREEK, LLC.
DB 5913 PG 589
PN 07E05051J

NOTE: L4-L5 ARE
TIE LINES ONLY

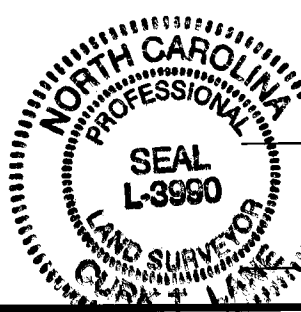
CONTROL CORNER
NC GRID COORDINATES
N 634713.5470
E 2130289.8428

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
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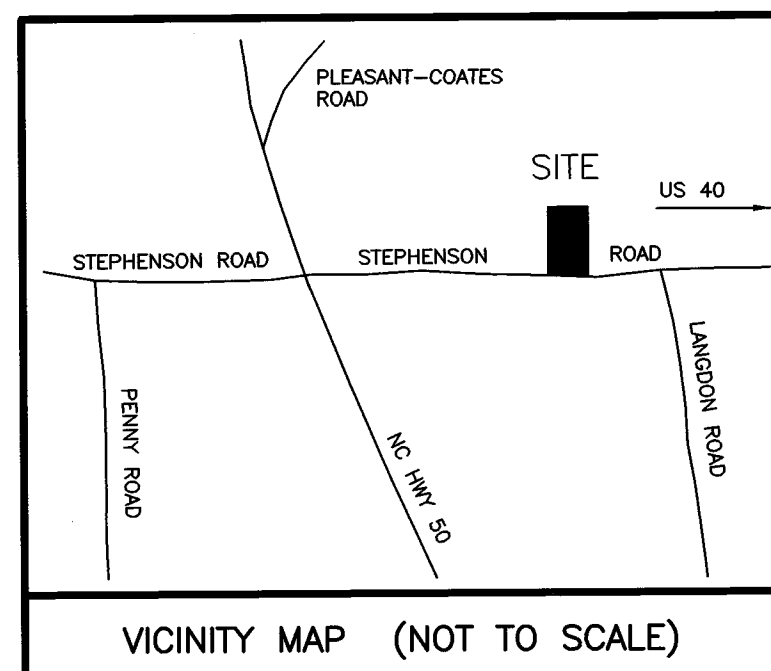
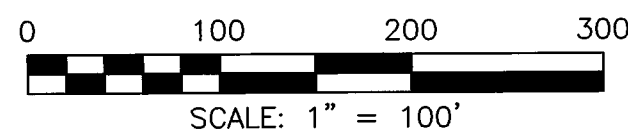
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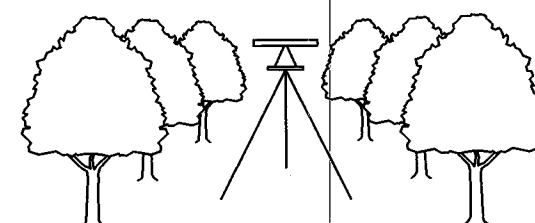
SURVEYOR
L - 3990
LICENSE NUMBER

Filed in JOHNSTON COUNTY, NC
Filed 12/10/2021 12:55:58 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 95 P: 44



SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH1RECORD.DWG
SURVEY DATE:	9-15-21
JOB NO.	122.425

TRUE LINE SURVEYING, P.C.



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25S

38SL

25SL

22

S76°58'43"W 489.35'

IPF 0.5' SFWC

N04°23'10"E

464.37'

IPF 0.5' SFWC

L9

C7

N06°56'16"E

176.93'

C6

L10

MAIL KIOSK

PAINT HORSE DRIVE 50' R/W (PUBLIC)

STEPHENSON ROAD SR 15222 60' R/W (PUBLIC)

PORTION OF DB 5366 PG 700 131 SF 0.003 AC

L14

C4

S06°56'16"W

176.93'

PORTION OF DB 5781 PG 579 5161 SF 0.118 AC

S07°11'38"W

329.80'

FORMER LOT LINE

L12

C3

C2

N/F KELSEY YEAGLEY DB 5366 PG 700 PN 07E05050Y

AREA IN TRACT 58726 SF 1.348 AC

AREA FROM DB 5781 PG 579 5161 SF 0.118 AC

AREA TO DB 5781 PG 579 131 SF 0.003 AC

NEW TOTAL AREA 63756 SF 1.464 AC

TIE LINE ONLY 154.48' S84°32'12"E

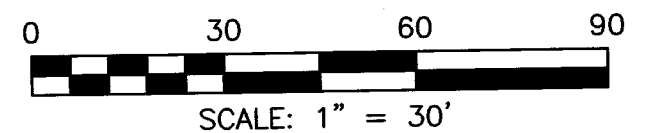
IPF 0.5' SFWC

TIE LINE ONLY

309.44'

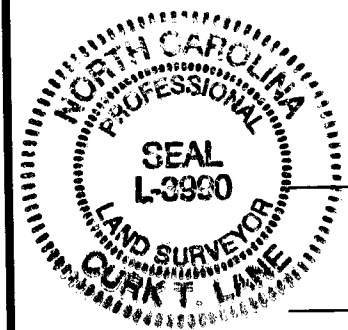
S02°46'34"E

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Dep/Asst Ineal
PLAT B: 95 P: 45



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5781, PAGE 579, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5781, PAGE 579; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK ACCURACY NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 28th DAY OF OCTOBER, A.D. 2021



CURK T. LANE
SURVEYOR

L - 3990
LICENSE NUMBER

SUBDIVISION PLAT OF

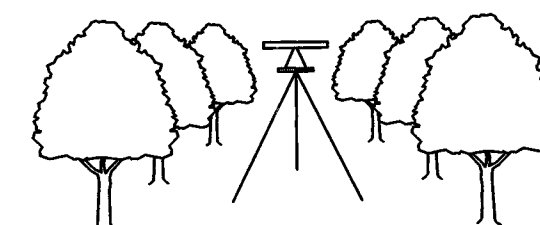
PERCY PLACE

ELEVATION TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 29, 2021
SHEET 3 OF 3

OWNER: JONES CREEK, LLC.
5160 NC HWY 42 W
GARNER, N.C. 27529

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DRAWN BY:	MIKE
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C-1859